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Rockwell Rezone & Conditional Use Permit

Case Numbers:

05CUP-00000-00036

05RZN-00000-00008

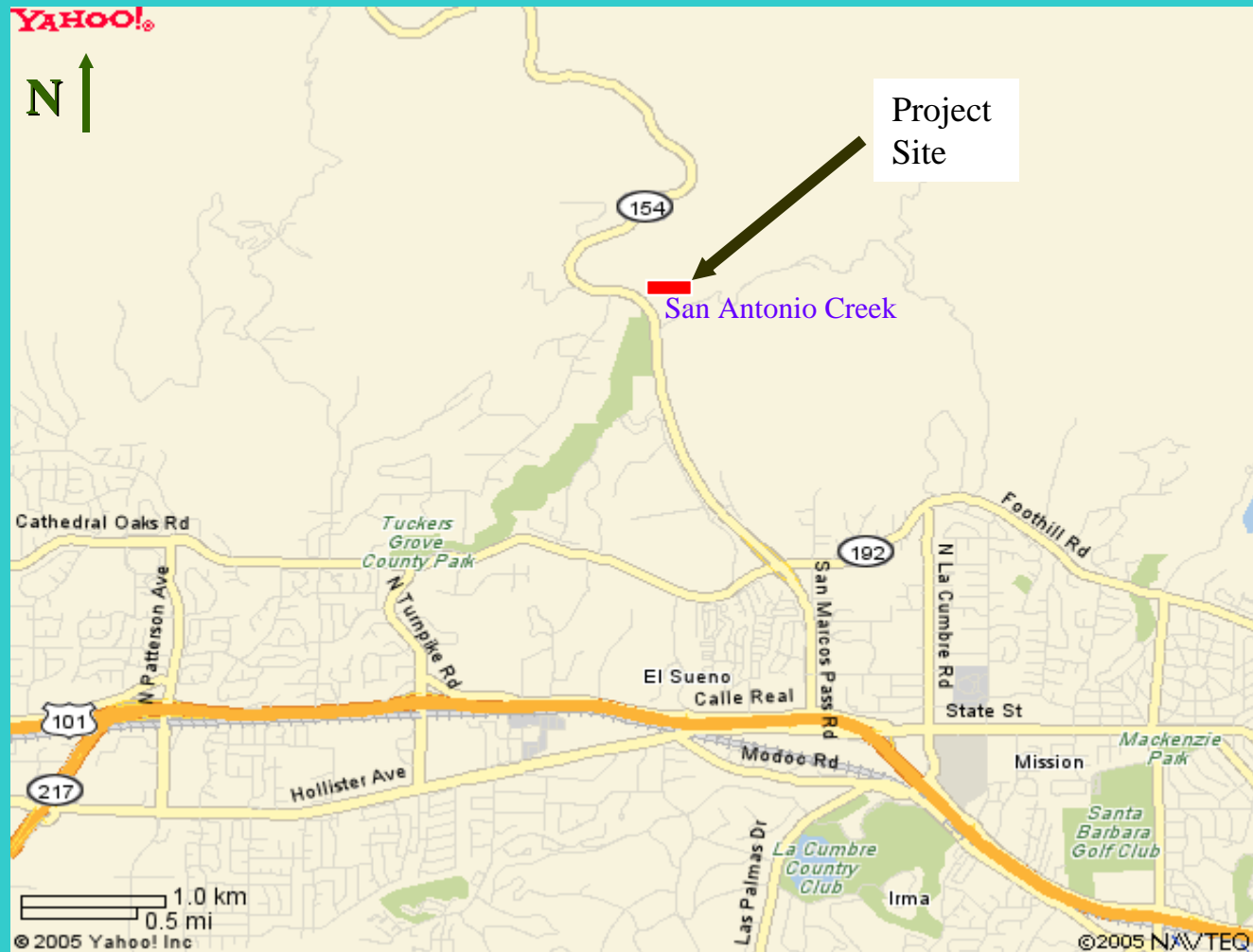
1520 San Marcos Pass Road

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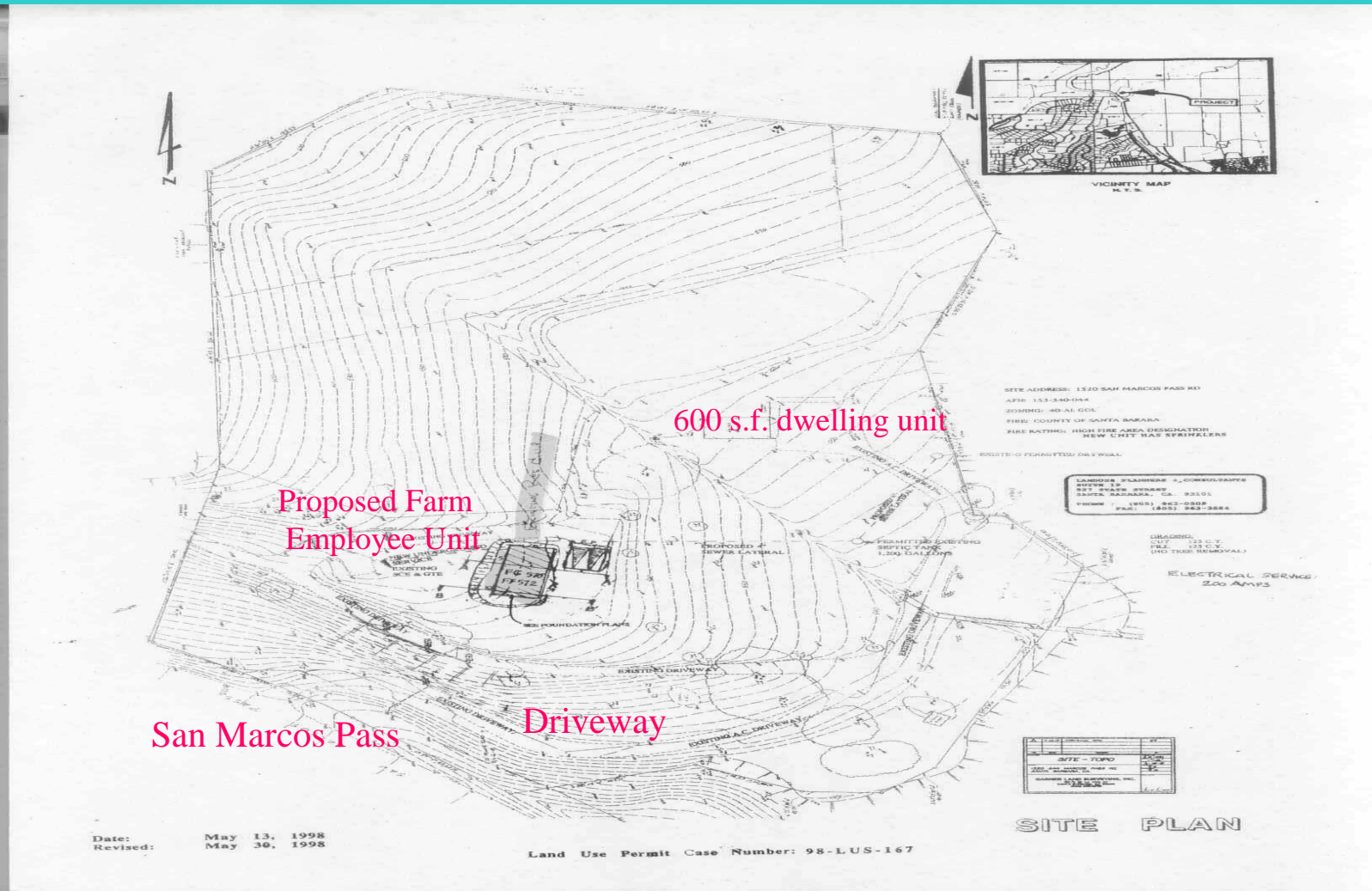
Planning Commission Recommendation

- Approval of a rezone of the project site from 40-AL to AG-II-40
- Approval of a Conditional Use Permit to designate an existing dwelling as a Farm Employee Unit

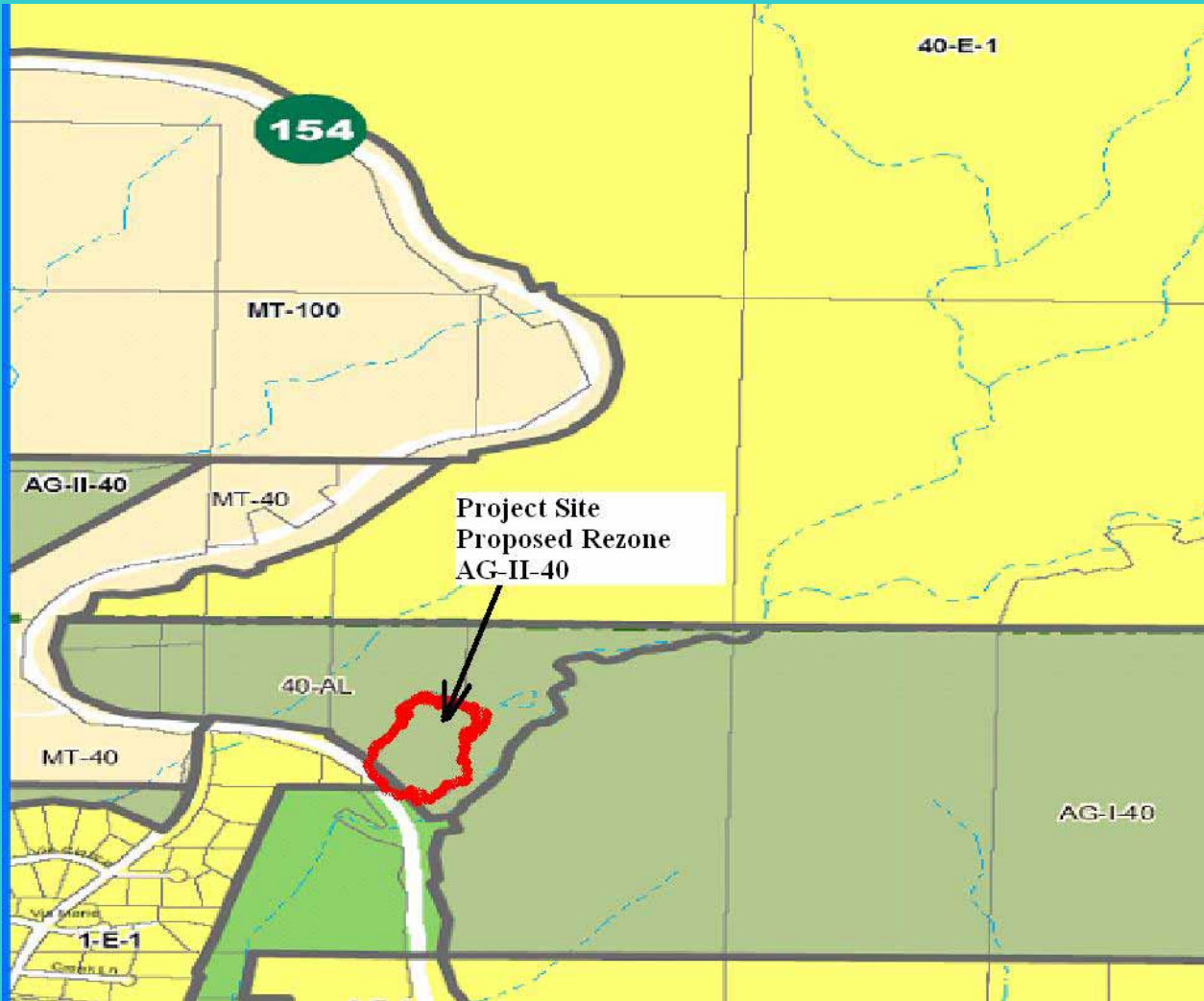
Project Vicinity



Site Plan



Zone District Map



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Basis for Rezone to AG II

- AG-II-40 is similar to the 40-AL Zone District
- Agriculture Use, Rural Area
- Bona fide farm employee dwelling
- Current use on the property is agriculture (orchard)
- AG Zoning is consistent with any Land Use Designation
- The Land Use Designation is Mountainous Area 40 (MA)



Conditional Use Permit

- Existing structure will be used as an employee dwelling
- No new additional development proposed
- Project site is under agricultural use (orchard)
- Applicant provided proof of employment for an agricultural worker



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Recommendations

- Adopt the required findings for the Rezone and the Conditional Use Permit; and,
- Adopt a Rezone Ordinance and approve the Conditional Use Permit.